

Statement of Information  
**Single residential property located outside the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address	Lot 235 - Road E, Echuca, 3564
Including suburb and	
postcode	

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$ 279,500	or range between		&	
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**Median sale price**

Median price	\$ 252,500	Property type	Vacant Land	Suburb	Echuca
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 127 - Road C, Echuca, 3564	\$ 275,500	18/08/2024
2 Lot 120 - Road A, Echuca, 3564	\$ 271,000	23/06/2024
3 Lot 122 - Road A, Echuca, 3564	\$ 271,000	21/06/2024

This Statement of Information was prepared on: 04 Dec 2024